

## **Critical Area 1**

**Location:** The Indianapolis Water Company Canal and bordering properties from Burdsal Parkway to 30<sup>th</sup> Street.

**Why Critical:** The IWC Canal carries a significant portion of the city's drinking water from the Broad Ripple dam to the Purification Plant. The Canal is also an important link in the City's greenway network. This segment of the Canal is mostly lined with industrial parcels. However these industrial properties are surrounded by residential properties, so they have little room to expand. It is critical to protect the Canal as a conduit for the city's water and as a link in the greenway system. It is also critical to protect the existing residential area from industrial encroachment and, as industrial uses move away from this area, redevelop the sites in a way that is beneficial to the community.

### **Recommendations:**

- Develop a greenway path along the Canal as shown in the Indianapolis Greenways Plan.
- As industrial uses leave this area, redevelop the sites for multi-family residential use.
- Develop a park adjacent to the canal in connection with School#42.

## **Critical Area 2**

**Location:** Montcalm Street from 16<sup>th</sup> Street to Burdsal Parkway

**Why Critical:** Over the years the industrial area along Montcalm Street has encroached into the neighborhoods to the east and west. Despite this encroachment the neighborhood to the west remains viable. The residential area to the east has fared differently. It is surrounded on three sides by industrial uses and on the fourth side by Fall Creek. Beyond Fall Creek is more industrial land. Only a small number of homes remain in this area. In some blocks vacant lots predominate. The Montcalm Street corridor continues to be a viable industrial area due to its proximity to the interstate system, Downtown and IUPUI. It may be particularly attractive for product development and light industrial uses associated with technologies researched at nearby IUPUI.

### **Recommendations:**

- Restrict industrial development to the area shown on the map. Expansion of the existing industrial sites should be to the east towards Fall Creek.
- Redevelop single family homes on the vacant parcels in vicinity of School #44 Riverside.
- Develop a greenway path along Fall Creek and the Indianapolis Water Company Canal as shown in the Indianapolis Greenways Plan.